

Surf Pines Breeze

Newsletter of the Surf Pines Association

April 2013 Vol. XIX, No. 3

President's Comments



By Brian Radditz



Spring is one of my favorite times of the year. New beginnings are as synonymous with Spring as resolutions are with the New Year. Your board is beginning the budget development process for fiscal 2013–2014 and a nominating committee will soon be in search of candidates for the next year's directors.

If you are interested in the budgeting process or want to learn how we spend your quarterly dues please contact board member Dave Butler. Dave is our treasurer and will be having budget meetings in the next few months and you could be a contributing member.

In the next few months we will be in search of candidates for the board. There are two positions opening in August. Some association members expressed displeasure with the way the board has been run for the last few years and my experience has shown me the best way to make changes is to become involved. Please contact any of the board members if you have any questions or interest about becoming a board member candidate.

If you haven't visited our website lately please do. Jeff Hall is working hard to keep information current and adding new content all the time. At our last board meeting we decided to add our by-laws to the public side for all to see what a great place we live. Remember Jeff is always looking for additional content for the website and the *Breeze*. Who knows, this could be a new beginning for you and your writing career.

For those of you that are regular readers of the *Breeze* I am happy to report our insurance policies are all paid up and our association finances are in tip top shape. Debbie Eddy has proven to be a great member of our management team and has served the interests of the Surf Pines Association as both bookkeeper and administrator. John Gates continues to provide us all with security and help whenever needed. John and Carol have become such a solid part of our community, I can't even remember what it was like before they came. Thank you Debbie, John and Carol.

If a new beginning sounds good to you this spring, consider becoming a part of Surf Pines Association management. Volunteering for a committee, being a board candidate, or contributing to the *Breeze* or website are fun things to do. My three years on the board have been challenging, rewarding and fun.



Real Estate

by Karen Radditz



As mentioned in the first of the year Breeze Real Estate report the market is heating up. Bank foreclosures are still leading the sales reports. Interest rates are still at record lows, 3.25% for a thirty year fixed mortgage. Are you aware that the U.S. department of Agriculture (USDA) is in the mortgage business with loans at great

value? First time and other buyers are able to purchase homes with as low as 3% down in our rural area. The following statistics are based on January 2013 statistics for the first quarter.

There are two homes under construction in our neighborhood now, one total remodel on Manion Drive. It looks like it's going to be spectacular when finished.

Currently in Surf Pines we have eleven homes actively seeking new owners, two pending sales: 89663 Ocean Drive and 89587 Lakeside Court. One recent sale closing March 13, 90040 Ocean Drive, sold at \$635,000, 3200 sq. feet ocean front home built in 2000. Welcome new owner Cathy Smith. Looking at Clatsop County the statistics are a bit different. Of 419 total homes on the market, there are 77 pending sales and 82 sold since the first of the year.

There are eleven vacant land listings, and one recent sale on Ocean Drive. Originally listed at \$275,000, 5.99 acres sold for \$165,000. That is \$28,000 per acre for ocean front property. County wide there are 307 lots on the market, six pending sales and nine sold in the first quarter.

If you have something for sale that is not listed with a Real Estate broker your property is not included in this report. This is not intentional. If you wish to be included please let *Breeze* editor Jeff Hall know and he will send the information to me.

Security Corner

by John and Carol Gates

All member gate codes will be replaced soon. You will be notified when your code is changed. Please remember to use the monthly guest code for friends or contractors. Do not give out your personal code. Guest codes are posted on the Surf Pines website.

surfpines.org **Residents**

Scotch broom removal has begun on all of Surf Pines right-of ways. Early removal prevents it from blooming and going to seed.

As Spring approaches we are faced with the same few complaints we have every year.

Speeding: we have more children in our neighborhood, please slow down.

Dogs: they must be on a leash or in your control. And please pick-up after them.

Beach trails: be courteous, use the public beach paths, do not go on private property to walk to or from the beach.

Carol and I would like to thank everyone for the kindness you have shown us. The past few months have been trying and your prayers, get well wishes, cards, flowers, and food have been appreciated. In times of need it is truly a blessing to have so many wonderful friends.

Budget Committee

by Dave Butler

April has arrived and it is time to assemble the 2014 budget. The first budget meeting is scheduled for Friday April 19 at 4:00 p.m. at the meeting house. All committee chairs and any interested volunteers are welcome.

Plan to Attend the Annual Meeting

The next Annual Meeting of the Surf Pines Association, as announced by Brian Radditz, President, is scheduled for Saturday, August 3 at 9 a.m., at the Astoria Golf and Country Club. Plan to attend.

2013 Garage Sale and Summer Picnic

by Katie Weber



Time to plan for your upcoming garage sale. This year, our date of the garage sale will be Saturday, July 6, 9 a.m. to 4 p.m. The cost per participating household is \$5.00. Sign-up now through July 5. Encourage your neighbors to join in on your street. Participants last year said it was the best year on record.

We are becoming known for our great sales from all over the North Coast, SW Washington, Portland and even Canada. It's time to clean out the garage and attic and sell, sell, sell!

Contact Katie Weber to sign up or for more information. 503-738-5986

This year the picnic will be on Sunday, July 7, 1 p.m. to 4 p.m. As in years past, Surf Pines will supply the hamburgers and hotdogs, sodas, water and ice tea. We will also have our homemade ice creams. All you need to do is show up. We would love it if you would bring a picnic side dish to add to our celebration. Children are always welcome to this family event. We would love to have volunteers for cooking the dogs and burgers. It's really a fun job because you can meet (meet) and greet all your friends and neighbors. This is our summer reconnecting party. Come and join us. We would love to see you again.

Lost and Found

There are several items still left over from the Christmas Holiday party and July picnic. Are you missing bowls, platters or utensils? If so, please contact Bonnie Rogie for pick up or delivery. Bonnie 503-717-1003



Board Members

by Dave Lukens, former Board Member

Page 3



It's that time of year again, when the daffodils are starting to push through the ground, the scotch broom is starting to blossom, and all of the Surf Pines residents begin to ponder ... who might run for the Board of Director positions this year?

If you are reading the Breeze, it's likely that you are qualified to become a Board member.

Number one, be a dues paying member of the association, and number two be interested in what is going on in your neighborhood.

What is an association? Per the dictionary it's an organization of persons having a common interest. In the case of our homeowners association, we all have an interest in the community since the association manages the infrastructure and security of the place we've all chosen to reside (whether full or part time). That management includes oversight for the streets that we drive on, the right-of-way adjacent the streets, the trails we walk on, the park we enjoy, the property the Association owns, along with the gates and employee that help keep us safe.

In order for our association to function we need representation of the members on the five-person Board of Director. This group helps guide our association during the year, and spends our dues toward effectively managing the streets, right-of-way, trails, park, gates, and security.

As a former Board member, I encourage you to consider running for one of the soon-to-be vacant positions. A frequently stated concern is that a person isn't knowledgeable about Surf Pines issues or that it will take too much time. I understand both of these concerns, but I would encourage anyone to discuss the common topics and time commitments with a current Board member before dismissing the idea to volunteer.

Now is the time to become involved instead of just reading about what happened in the Breeze or on the website and then scratching your head to wonder – why did they do that?

by Don Kruger, Committee Chair



Pavement Management Plan

- Currently, the committee has submitted an advertisement soliciting bids for Surf Pines Pavement Repair Project Phase 1, with a proposed completion date of August 1, 2013. The project includes three segments.
 - Part A: Add adequate shoulders and repave Manion Drive from the south gate 3200 feet north (approximately Primrose Lane).
 - Part B: Repave Malarkey Lane from the previous overlay west to Ocean Drive then south to 90057 Ocean Drive and refresh the shoulder rock (1771 feet).
 - Part C: Add adequate shoulders and repave Ocean Drive from the previous overlay north 470 feet to connect with Part B (470 feet).
- The overall master plan continues to evolve. Projects for FY 2013–2014 and beyond are in the process of being developed.

Gate Maintenance & Operation

- Due to the excellent maintenance provided by John Gates our gates continue to operate at near 100% in-commission rate. Improvements to wiring are planned to further enhance the reliability of the gate systems.

De-watering Pumps

- As you may have noticed, the water table in and around Surf Pines has been extremely high this year. The lakes and sloughs in the area are higher than I can remember in many years. The pumps have operated approximately 300 hours since the January 1 and are responsible for keeping water from flooding our roads.
- The Horizon Lane pump station has had a “Beaver Deceiver” added to keep the water level down if the beavers were to rebuild a dam similar to the last which made the path from Manion to Ocean unusable last year. So far, the beavers have not attempted to build another dam.
- The Ocean Drive pump station continues to operate as designed.

The Roads & Grounds Committee seeks input from all residents. If you have concerns or suggestions call, email, or join us at one of our meetings to let us know what they are. Meetings will be held at 9:00 a.m. on second Tuesday of each month, in the meeting house. Agendas and minutes are available on the Surf Pines website, surfpines.org. I would like to invite anyone interested in being a part of the committee to contact me and come join the fun.

Surf Pines Website – surfpines.org

The Surf Pines website continues to expand in content and viewers. If you have not already registered as a resident, check out all the information available about our neighborhood. If you do not have a registration code contact Jeff Hall at jlh434@mac.com to receive one. Recently added is **Surf Pines Real Estate** under **News/Events**. There you will find a complete and detailed listing of homes and property for sale within Surf Pines.

Everything from the weather forecast, tide tables, guest information, SP bylaws, SP history, committee minutes, board minutes, current and past issues of the *Breeze*, emergency preparedness and planning, clamming requirements, utility and school phone numbers and websites, up-to-date resident directory, Oregon DMV, to SPA Board contact information, and much more is just a few clicks away. Schedules of road maintenance this summer will also be available on the Surf Pines website.

SURF PINES ASSOCIATION EMERGENCY PREPAREDNESS PROJECT



BE PREPARED.....NOT SCARED

Subsequent to the 2012 Queen Charlotte Islands Earthquake and resulting Tsunami warning in October 2012, our Board of Directors realized that our community was not prepared to deal with disaster. A weather or natural disaster event could result in days without power, extensive damage to homes, and isolation from emergency services.

The Board turned to the American Red Cross and was extremely impressed with the resources offered us by the north coast Red Cross emergency preparedness experts. We decided to emulate the preparation and organization that has been done by the group from Manzanita (which was begun after the wind storm of 2007 that left them without electricity for up to 10 days). It will give us knowledge of the tools and resources within our community that will enable us to create an organized response to any disaster.

When a crisis occurs, those living closest to you may be your greatest help. Emergency personnel may not be able to immediately assist our area. Being prepared and taking the right course of action within the first few minutes and hours after a disaster may help protect and save lives.

Prepared neighborhoods are more effective in their disaster response and have an increased capacity to be self-sufficient for the first 72 hours after a disaster. Neighborhoods and Associations that are prepared for emergencies and disaster situations save lives, reduce the severity of injuries and trauma, and reduce property damage. In addition, working together as a team and contributing as individuals will develop a stronger community and improve the quality of life within the community.

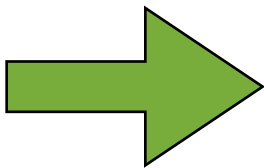
The Board will undertake an ***Emergency Preparedness Project***. This might include

1. Hosting community education meetings,
2. Mapping the skills, resources and needs within our community
3. Creating a community emergency response team,
4. Creating emergency shelter plans and training Red Cross shelter volunteers,
5. Creating and training a medical reserve corps, and

JOIN US FOR WINE, DESSERT AND EMERGENCY PREPARATION INFORMATION

SATURDAY MAY 18 7:00 - 9:00 pm

***Location to be determined by numbers attending
Everyone is encouraged to attend***



RSVP by contacting Susan Holloway
503-706-5860

susan.holloway@comcast.net

Nature Watch

By Greg Hutzell



Page 6



Shortly after we moved to Surf Pines in early 2008, and after I became aware of the richness of animal life, I created a “fauna checklist.” We keep marked and unmarked copies of the checklist in a white three-ringed binder, and with each visit to our home we use one copy of the checklist to record our sightings. The checklist is divided into five groups, water fowl, land birds, mammals, reptiles/amphibians, and fish. Over time we’ve had to revise the checklist to encompass each new species. Though I’m way behind with my database entries, I built spreadsheets for charting the variations in species and counts over time, in order to appreciate seasonal changes, and species annual appearance schedules.

In the first May we were here, I was outside wandering around becoming familiar with the spring plants, when I heard the unmistakable cackle or some have called a harsh croak (a two-syllable sound of uurk-iik or kutuck-kutuck), of a male ringed-neck pheasant. As I’ve written before, it has my vote for most intricate and stunning of all North American birds, and is a bird I’ve always enjoyed seeing. So, hearing the bird that day and now having numerous sightings in our yard, has been wonderful, of course it was that day I added the pheasant to our fauna list.

It has been interesting to learn that Oregon is where the ringed-neck pheasant was first established in the U.S. The first ring-necked pheasants arrived from China at Port Townsend, Washington on March 13, 1881. Former attempts to establish the bird on the east coast during the 1700s had failed. United States consul general Owen Denny shipped 60 pheasants from Shanghai in hopes of establishing a population in his home state of Oregon. Though other shipments were needed as late as 1884, the first pheasants were successfully introduced in the Willamette Valley, where they quickly spread to surrounding counties. The pheasants thrived and when the first pheasant hunting season opened in Oregon in 1892, hunters reportedly bagged 50,000 birds. Success in the northwest eventually led to the ring-necked pheasant’s nearly nationwide distribution.

The ringed-neck pheasant is singularly unique among birds in the U.S. for its distinctive plumage. Male ring-necks feature a white ring around their neck and body plumage of gold, brown, green, purple, white, and the rooster’s head has blues, greens, and a distinctive red wattle. Females are much less showy with drab brown feathers. Male pheasants weigh an average of two to three pounds and the hen about two pounds.

They can be found alone or in small flocks and almost exclusively on the ground; they are rarely ever seen in trees. Pheasants are able to fly fast for short distances, usually at speeds of 27 to 38 miles per hour and when chased they can fly up to 60 mph.

Roosters typically mate with several females during spring mating season. The hen handles all the nesting and chick raising work; building a nest on the ground in tall grass, and constructed in a scrape with grasses and a few breast feathers. On average, a clutch of ten to twelve olive-brown eggs are produced and incubated for 23–26 days. The chicks typically hatch in May, open-eyed and covered with down, and able to immediately forage for themselves on insects, plants, and seeds. They are ready to fly in two weeks. The percent of nests that succeed is estimated to be about 60% because predators have easy access to the nests. Typically, a mother hen and her flock will stay together until early autumn.

I’d be interested to know how many pheasants call Surf Pines home. We regularly see one rooster, which I assume to be the same each time, but without bands or an obvious plumage flaw, it is nearly impossible to tell one rooster from another, and the same is true for the hens. As long as at least one pair calls this home we’ll be able to enjoy their squawks and beauty, which is fine by me. Oh, and let’s all appreciate that they’ve called Oregon home now for over 150 years and perhaps Surf Pines for nearly as long.

Land Conservation in Surf Pines

Page 7

by Randall Henderson



As you approach the south gate driving into Surf Pines, do you ever slow down at the bottom of the hill to check out the dune prairie and creek wetland stretching off to the north, perhaps catching sight of a heron, bufflehead, elk, or other wildlife that frequent the area? Have you ever wondered, what is that swath of pristine green space, and why isn't it all covered in Scotch broom like so much of the other undeveloped land in Clatsop County?

As it turns out, it's no accident that this property, along with many other lands in and around Surf Pines has begun to resemble historical coastal prairie again, since for the past 27 years, North Coast Land Conservancy has been going quietly about the work of conserving critical ecological habitat on the north Oregon coast – including several hundred acres in and around Surf Pines.

North Coast Land Conservancy is often confused with The Nature Conservancy. But while the goals are similar, NCLC's focus is much more local. Larger entities like the Nature Conservancy often do partner with NCLC, since NCLC is able to provide much more local knowledge and experience as it fulfills its mission to serve as a resource for local governments and willing landowners to conserve habitat land on the north Oregon coast.



That local expertise includes extensive knowledge about the geology, biology, and history of the unique habitat that has developed on the Clatsop Plains over the past 5,000 years. This habitat includes native prairie, treed shelterbeds, and other features that are part of the dunes, swales, and wetlands associated with Neacoxie Creek and Neacoxie lake. Since Surf Pines lies right in the middle of all of this, it should come as no surprise that NCLC does a lot of work here, and the organization's Neacoxie Wildlife Corridor initiative seeks to develop and maintain habitat connectivity in this area, allowing native animals to move and mingle, promoting local migration and a healthy gene pool. It also means that we get to live among what are essentially a series of wildlife refuges.

Land conservation isn't just about protection, it also involves maintaining and sometimes restoring healthy native ecosystems, including removal of invasive vegetation. As you probably know, the Scotch broom can be relentless, snuffing out native plants and compromising their ability to support diverse wildlife. Each May NCLC takes a particularly hard line against Scotch broom during what has become known as “Broom Buster Week,” and this year stewardship director Melissa Reich will be out on the Clatsop Plains with volunteer crews May 20–22, doing their best to stem the tide of the tenacious invaders. If you see them out there working, feel free to wander over and ask for more information about NCLC's work, or even how to best eradicate invasives on your own property. Or visit the website, at www.nclctrust.org.

Randall Henderson is a resident of Surf Pines and serves on the board of the North Coast Land Conservancy.

Safe Burning Practices — Be Fire Safe

Page 8



- Notify Gearhart Rural Fire Department — **503-738-7838** — prior to burning.
- Do not burn household or construction debris — only brush.
- Never burn closer than fifty feet to any building.
- Clear dry brush and debris away from your home and other structures.
- Keep tools and a water source close to extinguish a fire.
- Call 911 if a fire is out of control.
- Never burn on windy days.
- Never leave a burning or smoldering fire unattended.
- Burning of four cubic feet or less of debris is allowed from November through June.

Be courteous — Protect your neighbors from smoke

Surf Pines Association

Board

President	Brian Radditz	33250 Silverspot Lane	861-0190	bradditz@yahoo.com
Vice-President	Norman Tutton	89509 Manion Dr	717-0958	tuttonbeach@gmail.com
Treasurer	Dave Butler	89841 Sea Breeze Dr	440-5083	dave.wine.butler@gmail.com
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Director	Norma Keever	89026 Ocean Dr	738-5069	gnkeever@hotmail.com

Administration

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